

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
2014-2714

Powers Kirn, LLC
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Attorney for CitiMortgage, Inc.

In Re:

Mary A. Nelson

Debtor(s)

FILED
JEANNE A. NAUGHTON, CLERK

OCT 3 - 2019

U.S. BANKRUPTCY COURT
NEWARK, N.J.

BY  DEPUTY

Case No.: 19-12351-RG

Chapter: 13

Hearing Date: June 12, 2019

Judge: Honorable Rosemary Gambardella

Recommended Local Form:

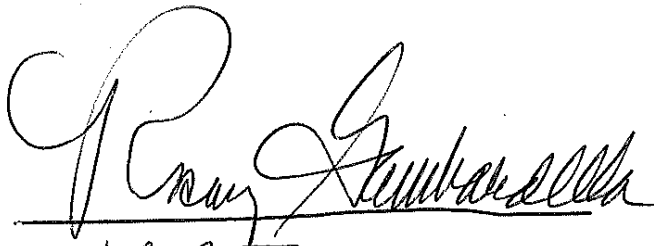
☐ Followed

☒ Modified

**ORDER ENFORCING ASSIGNMENT OF RENTS, REQUIRING PRODUCTION
AND TURNOVER OF RENTS**

The relief set forth on the following page is hereby **ORDERED**.

10-3-19


USBJ

Upon the motion of Powers Kirn, LLC, Attorneys for CitiMortgage, Inc., Debtor(s)' mortgagee, for an Order to enforce an assignment of rents, to require production of lease with an accounting and turnover over of rents collected, and for cause shown, it is

ORDERED that the movant, its successor or assigns is hereby authorized to enforce the assignment of rents as to real property commonly known as 80 North Oraton Parkway, East Orange, NJ 07017, and it is further

ORDERED that the Debtor is hereby prohibited from using rental income derived from the subject property, and it is further

ORDERED the Debtor is hereby required to produce, within 10 days of entry of this order, an accounting for the property, including by not limited to a rent roll reflecting all rents collected, unpaid rents currently due, copies of all leases, and a certification as to the existence or non-existence of any security deposits held and provide movant's attorney with the name of the banking institution, location and account number where security deposits are currently held to the extent that such exist, and it is further

ORDERED that the Debtor shall turnover the rental income collected after filing the instant bankruptcy proceeding, and it is further

ORDERED to the extent that the Debtor might have paid rents that are currently in the possession of the Trustee or otherwise held in escrow, those funds shall not be disbursed under the Debtor's plan or returned to the Debtor, but rather shall be paid over to the movant even if the instant case is dismissed.

The movant shall serve this order on the debtor, and any trustee and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Mary A. Nelson
Debtor

Case No. 19-12351-RG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 03, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 05, 2019.

db +Mary A. Nelson, 74 Eppirt Street, East Orange, NJ 07018-2505

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 05, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 3, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Global Lending Services, LLC dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Marie-Ann Greenberg magecf@magtrustee.com
Rebecca Ann Solarz on behalf of Creditor Global Lending Services, LLC rsolarz@kmlawgroup.com
Robert P. Saltzman on behalf of Creditor U.S. Bank National Association, as Indenture Trustee
on behalf of and with respect to Ajax Mortgage Loan Trust 2017-C, Mortgage-Backed Notes c/o
Gregory Funding LLC dnj@pbslaw.org
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
Walter D. Nealy on behalf of Debtor Mary A. Nelson neallylaw@gmail.com,
r43366@notify.bestcase.com;walterdnealy-pc-5pBm29TvkU@mycasemail.com
William M. E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com
William M.E. Powers on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com
William M.E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com
TOTAL: 9